

# Staff Report

## City of Loma Linda

From the Department of Community Development

### PLANNING COMMISSION MEETING OF NOVEMBER 9, 2005

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 05-10 (LOMA LINDA LIBRARY EXPANSION)

#### SUMMARY

The project is a request to construct a 10,300 square-foot addition to an existing 6,081 square-foot San Bernardino County Library in the City of Loma Linda. The library facility is part of the 52,548 square-foot Civic Center which houses City Hall, the Fire Station, Community Room, Chamber of Commerce and Senior Center. The site is located at the southeast corner of Barton Road and Loma Linda Drive in the Public/Civic Center General Plan land use designation and the Administrative Professional Office (AP) zone. (See Attachment A, Site Location Map)

#### RECOMMENDATION

The recommendation is that the Planning Commission takes the following actions:

1. Adopt the Mitigated Negative Declaration (Attachment B ); and,
2. Approve PPD No. 05-10 based on the Findings, and subject to the attached Conditions of Approval (Attachment C).

#### PERTINENT DATA

Property Owner/Applicant:	City of Loma Linda
General Plan/Zoning:	Civic Center/Administrative Professional Office (AP)
Site:	A 6.71-acre rectangular site consisting of three adjoining parcels
Topography:	Gently slopes from south to north
Vegetation:	Various street trees and landscaped front lawn and parking area.

Special Features: N/A

## **BACKGROUND AND EXISTING SETTING**

### **Background**

On September 13, 2005, the Administrative Review Committee (ARC) reviewed a preliminary proposal for the Loma Linda Library expansion project and forwarded the request to the Community Development Department to initiate the application process. Plans were submitted to the Community Development Department on October 17, 2005. An Initial Study was generated and the ARC recommended that the project be forwarded to the Planning Commission for their review.

### **Existing Setting**

The 6.71-acre project site currently accommodates the City of Loma Linda's Civic Center, Fire Station, City Hall, Chamber of Commerce, and Senior Center. The existing library occupies the eastern wing of the Loma Linda Civic Center. The proposed expansion will add to the existing building footprint, which will extend the Library's footprint north towards Barton Road.

The project site is located on the southeast corner of Barton Road and Loma Linda Drive. Currently, the foundation boundaries for the proposed expansion is vacant, and is part of the landscaped frontage of the Civic Center. The project site is surrounded by established businesses to the north (Loma Linda Plaza), west (Citi Bank), and east (Loma Linda Health Center), and bordered by vacant land (R-3 zone) to the south. The construction will be concentrated to the northeast corner of the Civic Center parcel.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

On October 19, 2005, staff prepared the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. The 20-day CEQA mandatory public review began on October 20, 2005 and ended on November 8, 2005. All of the potential project impacts identified in the Initial Study can be mitigated to below a level of significance. The mitigation measures identified in the Initial Study have been incorporated into the project requirements as Conditions of Approval. (See Attachment B, NOI/Initial Study and C, Conditions of Approval)

## **ANALYSIS**

### **Project Description**

The project is a request to construct a 10,300 square-foot addition to an existing 6,081 square-foot public library. The addition will be architecturally compatible with the existing structure and include a 6,400 square-foot main floor and a 3,900 square-foot mezzanine. The proposed architectural style will be compatible with the existing library building and Civic Center and will incorporate matching or similar building materials and colors. The addition will extend 57 feet north of the library building into a large landscape area in front of City Hall

along Barton Road. The proposed addition will not encroach into the minimum 25-foot setback required by the AP zone.

Access into the addition will be from the existing library's main entrance on the south (parking lot), which is below the mezzanine and above the lower level. Stairs and an elevator are proposed to provide access to both levels for the general public and disabled.

Currently, there are eleven (11) standard and four (4) accessible parking spaces dedicated to the library. The expansion will require an additional 17 standard and one (1) van accessible parking spaces. However, since the parking lot is shared by all of the Civic Center buildings, the library parking will be re-striped and be made available as shared parking for the Civic Center. The existing accessible parking spaces in front of the library will remain. The Civic Center provides 155 standard parking spaces and seven (7) accessible spaces. (See Attachment D, Project Plans)

## **Analysis**

The existing Library facility is one of the busiest branch libraries in the San Bernardino County Library System. The proposed expansion and improvements to the existing library are required to support the rapid population growth. The layout of the current library (main floor) will remain unchanged. However, the new 6,400 square-foot lower level (approximately a five-foot sunken floor) will house a reference desk, additional document/book stacks and study areas. The 3,900 square-foot mezzanine level will accommodate a section for young adult booths, three study rooms and a conference area. These improvements are essential and will better serve the Loma Linda Community as well as the other neighboring communities.

## **Findings**

According to LLMC Section 17.30.290, Precise Plan of Design, Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

The proposed use is consistent with the existing General Plan Goal No. 4, which states that the quality of life in Loma Linda is of paramount concern, and standards should be developed for evaluating programs and policies to achieve this end. The improvements to the existing facility furthers the implementation of Goal No. 4. The Library use is also consistent with the City Facilities (CF) Land Use Designation contained in the Draft General Plan.

The project also is in compliance with the AP zone, which permits governmental offices and public utilities offices [pursuant to Loma Linda Municipal Code (LLMC) §17.42.020(E) and (F)]. The proposed expansion of the existing library use is compatible with the existing and future land uses on the site and in the surrounding area.

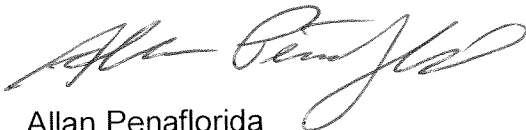
The project will provide much needed improvements to the existing public facility by increasing the floor area of the library to accommodate more books/documents, a new information center, study and conference areas. The exterior modifications to the building will also reflect the continuity between the Civic Center building architecture and the proposed addition.

For the reasons stated, staff feels that the project may be approved because it will not adversely affect property values in the vicinity, or unreasonably interfere with the use and enjoyment of nearby properties. The project will not adversely affect the public peace, health, safety or general welfare.

## CONCLUSION

Staff recommends approval of the project because the proposed improvements to the Loma Linda Branch Library will enhance the existing use and will be consistent with the existing and draft General Plans, and in compliance with the AP zone requirements. The library use is compatible with the existing and future uses in surrounding area. The NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures will be incorporated into the project as Conditions of Approval.

Respectfully submitted,



Allan Penaflorida  
Planning Technician

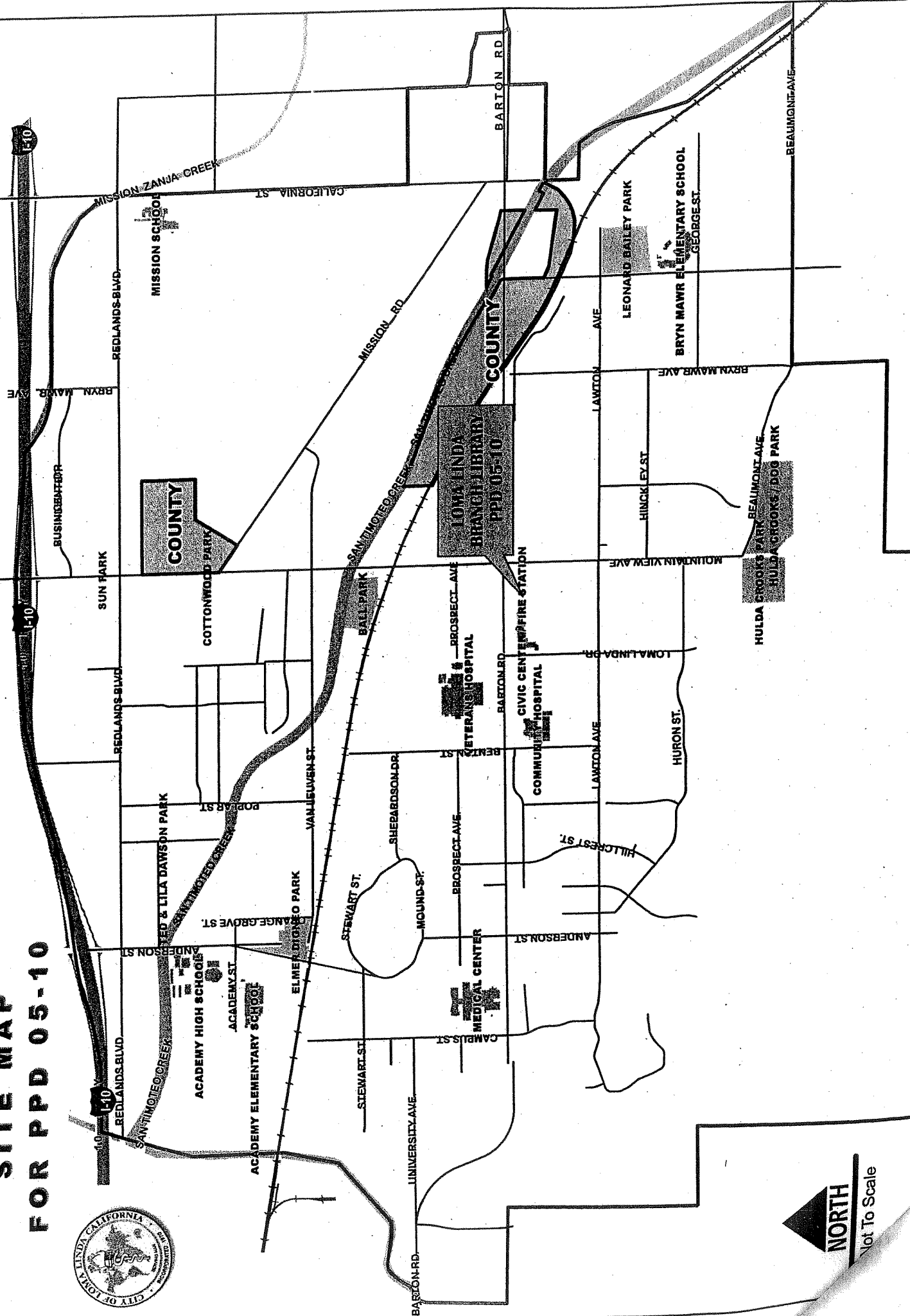
## ATTACHMENTS

- A. Site Location Map
- B. Mitigated Negative Declaration (NOI/Initial Study)
- C. Conditions of Approval
- D. Project Plans

I:\Project Files\PPD's\PPD 05-10\PC 11-9doc

# ATTACHMENT A

# CITY OF LOMA LINDA SITE MAP FOR PPD 05-10



# ATTACHMENT B



## CITY OF LOMA LINDA

Community Development Department  
25541 Barton Road, Loma Linda, CA 92354  
(909) 799-2830; FAX: (909) 799-2894

### NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Loma Linda Planning Commission will hold a public hearing on Wednesday, November 9, 2005, at 7:00 p.m. in the Council Chambers at 25541 Barton Road, Loma Linda, California, on the item described below.

**Precise Plan of Design No. 2005-0010** - A proposal to add 9,000 square feet to the existing Loma Linda Library. The addition will predominantly extend to the north of the existing building which is located at 25541 Barton Road.

**Environmental Determination:** The City of Loma Linda proposes to adopt a Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study. Copies of the Initial Study are available for public review at the Community Development Department, Public Counter located in City Hall (address noted above) and the Loma Linda Library, 25581 Barton Road, located at the east end of the Civic Center. Pursuant to the California Environmental Quality Act, the public review period will begin on **Thursday, October 20, 2005**, and end on **Tuesday, November 8, 2005**. Any environmental comments you have should have been submitted in writing to this office no later than 5 p.m. on **Tuesday, November 8, 2005**. If you do not respond in writing, we will assume that you have no opinions and/or recommendations on the above project(s).

Environmental Determination: Proposed Mitigated Negative Declaration  
Proponent: City of Loma Linda

The public is welcome to speak at the public hearing or to submit written comments prior to the hearing. For further information, the project file is available for public review from 7:00 a.m. to 5:30 p.m., Monday – Thursday, in the Community Development Department, City of Loma Linda, 25541 Barton Road, Loma Linda, California, or by phone at (909) 799-2830.

If you challenge the resultant action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at or prior to, the public hearing.

I:\Project Files\PrecisePlanofDesign\PPD05-10NOHdoc

DATE FILED & POSTED

CITY OF LOMA LINDA

OCT 20 PM 4:38



**CITY OF LOMA LINDA**  
**NOTICE OF INTENT**  
**TO ADOPT A MITIGATED NEGATIVE DECLARATION**  
**OF ENVIRONMENTAL IMPACT**

**FROM:** CITY OF LOMA LINDA  
Community Development Department  
25541 Barton Road  
Loma Linda, CA 92354

**TO:** ☐ OFFICE OF PLANNING AND RESEARCH  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

☒ COUNTY CLERK  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, CA 92415

**SUBJECT:** Filing of Notice of Intent to adopt a Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

**Project Title:** Loma Linda Library Expansion  
(Precise Plan of Design PPD 05-10)

**State Clearinghouse Number (if submitted to Clearinghouse):** N/A

**Lead Agency Contact Person:** Allan Penaflorida  
**Area Code/Telephone:** 909-799-2830

**Project Location (include county):** The project is located at 25581 Barton Road, Loma Linda California 92354 and is part of the City of Loma Linda Civic Center property (a 6.71 acre site) in the County of San Bernardino (APN 0284-201-15,16, and 17).

**Project Description:** A proposal to construct a 9,000 square-foot addition to the County Library portion of the existing City Civic Center, which also includes a Fire Station, City Hall, Senior Center, and the Chamber of Commerce. The addition will be architecturally compatible with the existing Civic Center buildings and includes a 5,800 square-foot main floor with a 3,200 square-foot mezzanine.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Thursday, October 20, 2005**, and will end on **Tuesday, November 8, 2005**. The Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the City's **Planning Commission** in a public hearing on **Wednesday, November 9, 2005**, at 7:00 p.m. in the Council Chambers located of the main lobby of City Hall (address listed above).

Signature:   
Allan Penaflorida

Title: Planning Technician  
Date: October 20, 2005

CITY OF LOMA LINDA

# Environmental Check List Form

1. Project Title: Precise Plan Design No. 2005-0010
2. Lead Agency Name and Address: City of Loma Linda, 25541 Barton Road, Loma Linda, CA 92354
3. Contact Person and Phone Number: Allan Penaflorida, Planning Technician (909) 799-2839
4. Project Location: 25541 Barton Road, Loma Linda, California 92354
5. Project Sponsor's Name and Address: City of Loma Linda, 25541 Barton Road, Loma Linda, CA 92354
6. City General Plan Designation: Public/CivicCenter
7. City Zoning: Administrative Professional Offices
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)  
The project consists of constructing a 9,000 square-foot addition to the 6,081 square-foot existing facility. This facility is part of the 52,548 square-foot Civic Center which houses City Hall, the Fire Station, Community Room and Chamber of Commerce. The addition will be architecturally compatible with the existing structure and include a 5,800 square-foot main floor and a 3,200 square-foot mezzanine. The addition will predominantly extend to the north of the existing building.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.) North: Commercial Retail; East: Commercial/Professional Office; West: Commercial/Professional Office (Civic Center); South: Commercial/Professional Office (Senior Center).
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): San Bernardino County

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                        |                                                             |                                                   |
|--------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |                                                   |


DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Prepared By: Allan Penaflorida, Planning Technician

10/20/05  
Date

  
Reviewed By: Deborah Woldruff  
Community Development Director

10/20/05  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

**I. AESTHETICS.** Would the project:

a) Have a substantial adverse effect on a scenic vista?

☐ ☐ ☐ ☒

**No impact is anticipated. The site will not adversely affect any scenic vistas. The surrounding area is already developed with commercial and retail developments as well as professional offices.**

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐ ☐ ☐ ☒

**No impact is anticipated. The site is not located along nor within the view shed of a Scenic Route listed in the County General Plan, City General Plan Update or designated by the State of California. Additionally, there are no unique rock outcroppings, trees, and historic buildings on the project site.**

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

☐ ☐ ☒ ☐

**Less than significant impact is anticipated. This is a request to construct a 9,000 square-foot addition to an existing 6,081 square-foot facility. Additionally, the expansion will be consistent with the development requirements for the Administration Professional Office zone. The majority of the existing landscaping will remain after the expansion, so the visual character or quality of the site and its surrounding will not be degraded.**

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

☐ ☐ ☐ ☒

**No impact is anticipated. The proposed project is an addition to an existing public facility and currently there are existing light sources on and adjacent to the proposed project. Therefore, this proposed addition will not adversely affect day or nighttime views in the area**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

**II. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on soils or farmlands.**

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on any existing zoning for agricultural use or on the Williamson Act contract.**

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use.**

**III. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. The proposed project will add 9,000 square feet to an existing 6,081 square-foot public library and will not conflict with, or obstruct implementation of, the air quality plan requirements imposed by the Air Quality Management District (AQMD).**

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than significant impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library and will not significantly affect any air quality standards, or contribute substantially to, an existing or projected air quality violation imposed by the Air Quality Management District (AQMD).**

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The project will not conflict with or obstruct implementation of the air quality plan requirements imposed by the Air Quality Management District (AQMD). Daily emission from the passenger vehicles for the individual will be governed by the Department of Motor Vehicles and shall comply with the emission standards of the State of California. The project size is below the threshold of AQMD and, therefore, will have a no significant impact on air quality. All future development shall be required to comply with all of the City's adopted development standards to minimize any potential impacts.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The proposed project will produce emissions under the threshold established by the AQMD. The proposed addition would not expose any pollutant concentrations to surrounding sensitive receptors. All future development shall be required to comply with all of the City's adopted development standards to minimize any potential impacts.

e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. The project does not include any sources of odor producers not commonly found with a library use which would cause impacts to the surrounding area. All future development must comply with all of the City's adopted development standards to minimize any potential impacts.

#### IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Currently, the project area is part of the landscaped frontage area for the Loma Linda Civic Center. All areas within and adjacent to the project area were found to be highly disturbed.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. All areas within and adjacent to the project area were found to be highly disturbed. Therefore, this project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. All areas within and adjacent to the project area were found to be highly disturbed. Additionally, the project site is not considered federally protected wetlands as defined by Section 404 of the Clean Water Act.**

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project will not have any adverse effect, because the area is not identified as a protected path for the native residents or migratory fish or wildlife species.**

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project will not conflict with any local policies or ordinances protecting biological resources.**

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. This proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

**V. CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. There are no structures on-site which may be considered historic. Therefore, there is no impact of historical resources as defined in § 15064.5 (Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act).**

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The current site has been developed. There is no evidence of archaeological resources on the project site. Therefore, there is no impact on archaeological resources as defined in § 15064.5 (Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act).**

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The current site has been developed. There is no evidence of paleontological resources or unique geological resources on site or within the vicinity, which may be considered archaeological resource. Therefore, there will be no impact to paleontological resources.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

## VI. GEOLOGY AND SOILS. – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ ☐ ☒ ☐

No impact is anticipated. The General Plan Update indicates that the project site is not located within a special studies (Alquist-Priolo) zone and, therefore, does not require a geologic study to mitigate this naturally occurring hazard throughout Southern California. The new addition would subject the users to geologic hazards such as earthquakes that occur from time to time in the Southern California area. The closest mapped fault is the Loma Linda Fault (inactive) that lies little over one (1/4) mile southwest of the project site. Southern California is a seismically active region; however, safety provisions identified in the Uniform Building Code shall be required which will reduce potential ground shaking hazards to a level below significance. The project site is not within an area which may be susceptible to the effects of liquefaction. With proper construction methods and development standards as defined in the Development Code and the latest adopted building regulations, the potential for structural damages will be mitigated.

Source: General Plan Update, Public Health and Safety, Figure 10.1 and Preliminary Environmental Study, October 2, 2004.

ii) Strong seismic ground shaking?

☐ ☐ ☒ ☐

Less than significant impact is anticipated. Loma Linda, like most cities in California, is located in a seismically active region. It can be expected, therefore, that the project areas could experience strong seismic ground shaking at some point in time. All construction on the sites must, with conformance to the requirements of the Uniform Building Code, be seismically designed to mitigate anticipated ground shaking.

Source: General Plan Update, Safety Element.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. Loma Linda, like most cities in California, is located in a seismically active region. It can be expected, therefore, that the project areas could experience strong seismic ground shaking at some point in time. All future construction on the sites must, with conformance to the requirements of the Uniform Building Code, be seismically designed to mitigate anticipated ground shaking.

Source: General Plan Update, Safety Element.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. The project site is relatively flat. Therefore, there is no potential for landslides.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. The project site is an existing library which is part of a developed Civic Center with existing parking and with no potential for soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. All construction on the sites must, with conformance to the requirements of the Uniform Building Code, be seismically designed to mitigate anticipated ground shaking. The project will be over excavated and re-compacted to the Soils Engineer's specification in order to provide stable ground support.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. There are no known expansive soils in the project area. Any expansive soils encountered during soils testing or during construction of the project will be removed and replaced with non-expansive soil.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. The proposed project is currently connected to the City wastewater system. Therefore, an alternative wastewater system is not required.**

**VII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than significant impact is anticipated. No demolition is being proposed and the project is adding 9,000 square feet to an existing 6,081 square-foot public library. Any hazardous materials will be contained and disposed per state regulations. Therefore, the project will create less than significant hazard to the public or environment.**

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than significant impact is anticipated. The proposed project will not create a hazard to the public or environment, and any hazardous materials will be contained and disposed per state regulations.**

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The closest school is Bryn Mawr Elementary School. This school is located approximately one and a quarter (1.25) mile southwest of the project site. The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substance or waste within one-quarter mile of an existing or proposed school.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. This project is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this project will not create a significant hazard to the public or the environment.**

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately six [6] miles to the north).**

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately six [6] miles to the north).**

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than significant impact is anticipated. The proposed project site is part of an existing Civic Center that houses the City's fire department. However, the proposed construction is concentrated on the northeast sector of the Civic Center and will not interfere with the functions of the fire department which is located at the southwest sector of the Civic Center. Therefore, this project will have a less than significant impact to the emergency response plan and emergency evacuation plan during construction.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The site is not located within a designated Fire Hazard Overlay District and has no history of wildland conflagration.

**VIII. HYDROLOGY AND WATER QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Less than significant impact is anticipated. During construction, Best Management Practices (BMPs) of the approved Storm Water Pollution Prevention Plan (SWPPP) will be implemented to assure water quality standards and prevent waste discharge from leaving the project site.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not deplete groundwater supplies or interfere substantially with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. The proposed project is an expansion to an existing public library and all the related improvements. Therefore, the project will not substantially alter the existing drainage pattern of the site or area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. The proposed project is an expansion to an existing public library and all the related improvements. Therefore, the project will not substantially alter the existing drainage pattern of the site or area.**

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The project will not substantially create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.**

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, there are no impacts to the surface water quality.**

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. There are no housing units on the project site. Therefore, the project will not place housing within a 100-year flood hazard areas.**

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The project is not located within a 100-year flood hazard area. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library and will not impede or redirect flood flows.**



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impac
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. There are no levees or dams near the project site.**

j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Nearest area prone to seiche and tsunami is approximately 65 miles west from the project site.**

**IX. LAND USE AND PLANNING. Would the project:**

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, this project will not physically divide an established community.**

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposal is for improvement to an existing public library; therefore, there is no conflict with the General Plan Update designation and/or Zoning.**

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. There is no known applicable habitat conservation plan for this area. The construction of the proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan.**

**X. MINERAL RESOURCES. Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. There is no known mineral resource identified at this location.**

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. There is no known mineral resource identified at this location.**

**XI. NOISE. Would the project result in:**

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than significant impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 public library. The project will not expose persons to, or generate, noise levels in excess of standards established in the local General Plan Update or noise ordinance, or applicable standards of other agencies. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Some incremental increase in noise levels will occur during construction, but this is anticipated with any construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.**

**Source: City of Loma Linda General Plan Update, 4.11 Noise.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impac
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. The project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Some incremental increase in noise levels will occur during construction, but this is anticipated with any construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.

Source: City of Loma Linda General Plan Update, 4.11 Noise.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Less than significant impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. The project will not significantly increase permanent noise levels. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Some incremental increase in noise levels will occur during construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.

Source: City of Loma Linda General Plan Update, 4.11 Noise.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Some incremental increase in noise levels may occur during construction. However the construction hours are limited to 7:00 a.m. and 7:00 p.m. which will mitigate temporary noise impacts during nighttime hours. After the construction, there will not be an increase in ambient noise produced by the use of the added lane beyond that anticipated within the General Plan Update.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately six [6] miles to the north).

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately six [6] miles to the north).

**XII. POPULATION AND HOUSING.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, this project will not induce a population growth.**

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Currently, there are no existing homes on the project site. Therefore, the project will not displace any existing housing.**

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Currently, there are no existing homes on the project site. Therefore, the project will not displace any existing residents.**

### **XIII. PUBLIC SERVICES. Would the project:**

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project would not result in additional need for fire protection services beyond that anticipated within the general community.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project would not result in additional need for police protection services beyond that anticipated within the general community.				
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project would not result in an additional need for schools.				
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project would not result in an additional need for parks.				
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project would not result in an additional need for other public facilities.				
<b>XIV. RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not increase the use of existing neighborhood and regional parks and other recreational facilities.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not include recreational facilities and require the construction or expansion of recreational facilities.				

**XV. TRANSPORTATION/TRAFFIC.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less than significant impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. The project will not cause a substantial increase in traffic in relation to the existing traffic load and capacity of the street system.**

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than significant impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the proposed project will not exceed the threshold established by the County of San Bernardino Congestion Management Plan (CMP) guidelines and will not require a Traffic Impact Analysis.**

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, this project will not change air traffic patterns.**

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not increase hazards due to a design feature or incompatible uses.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not result in inadequate emergency access.				
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The Loma Linda Civic Center shares the parking lot with the existing library. In addition, the proposed project adds 18 parking spaces to the existing site which is consistent with City's parking requirements. Therefore, the project will not result in inadequate parking capacity.				
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not conflict with adopted policies, plans, or programs supporting alternative transportation.				

**XVI. UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.				



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.</b></p>				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.</b></p>				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 public library. Therefore, the project will not require additional water supply.</b></p>				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not require a determination by the wastewater treatment provider.</b></p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will not require a landfill service.</b></p>				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The proposed project is to add 9,000 square feet to an existing 6,081 square-foot public library. Therefore, the project will Comply with federal, state, and local statutes and regulations related to solid waste.

### **XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **SUMMARY DISCUSSION**

The City has concluded, based upon the analysis herein, that the proposed 9,000 square-foot addition to the existing 6,081 Loma Linda Branch Library on Barton Road will have a "less than significant impact".



# ATTACHMENT C

**CONDITIONS OF APPROVAL  
PRECISE PLAN OF DESIGN (PPD) NO. 05-10  
November 9, 2005**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**General**

1. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

**PROJECT:**

**Precise Plan of Design (PPD) No. 05-06**

**EXPIRATION DATE:**

**November 9, 2006 (*or one year from Planning Commission approval date*)**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
  - a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fences and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,

- d. A reduction in density or intensity of a development project.
5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. The applicant shall comply with all of the Public Works Department requirements for recycling prior to receiving a Certificate of Occupancy.
8. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
9. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
  - a. Water active grading areas and staging areas at least twice daily as needed;
  - b. Ensure spray bars on all processing equipment are in good operating condition;
  - c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
  - d. Suspend grading activities when wind gusts exceed 25 mph;
  - e. Sweep public paved roads if visible soil material is carried off-site;
  - f. Enforce on-site speed limits on unpaved surface to 15 mph; and

- g. Discontinue construction activities during Stage 1 smog episodes.
10. The applicant shall implement the following construction practices during all construction activities to reduce NO<sub>x</sub> emission as stipulated in the project Initial Study and identified as mitigation measures:
    - a. During on-site construction, the contractor shall use a lean-NO<sub>x</sub> catalyst to reduce emissions from off-road equipment diesel exhaust.
    - b. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
    - c. The developer/contractor shall use building materials that do not require painting.
    - d. The developer/contractor shall use pre-painted construction materials where feasible.
  11. The applicant shall ensure that exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller to reduce ROG emissions. As an alternative, the applicant may use exterior construction materials that have been pretreated or coated by the manufacturer.
  12. The applicant shall work with the Waste Management to follow debris management plan to divert the material from landfill by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass, etc.) during demolition and construction to minimize waste and promote recycle and reuse of the materials.
  13. All construction shall meet the requirements of the 2001 California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).
  14. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.
  15. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.
  16. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the

infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

### **Landscaping**

17. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
18. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.
19. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
20. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.

### **FIRE DEPARTMENT**

21. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
22. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and UFC Section 1003.2.2.3, as amended in LLMC Section 15.28.250, all new buildings and additions shall be equipped with automatic fire sprinkler systems meeting the requirements of UBC Standard No. 9-1 (NFPA 13). Systems shall be supplied by the existing on-site water system. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler system shall be submitted to Fire Prevention for review and approval prior to installation.
23. Fire department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City manager's Executive Order.



**PUBLIC WORKS DEPARTMENT**

24. Submit an engineered grading plan for proposed additions.
25. All utilities shall be underground. The City of Loma Linda shall be the water and sewer purveyor.
26. All public improvement plans shall be submitted to the Public Works Department for review and approval.
27. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department.
28. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.
29. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

End of Conditions

# ATTACHMENT D